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# Woodgarth Lane, Worsley, Manchester

## £415,000



Situated on a highly sought-after street just minutes from Worsley Village, this beautifully presented and unique home is full of character and contemporary style.

The property features a stunning open-plan kitchen and family space, complete with a stylish concrete breakfast bar and a separate utility room, creating the perfect setting for modern living and entertaining. A generous front reception room, welcoming hallway, and internal access to the garage further enhance the ground floor accommodation.

To the first floor, there are two spacious double bedrooms, a well-proportioned single bedroom, and a beautifully finished, large family bathroom.

Externally, the rear garden offers a combination of lawn and a decked seating area, ideal for relaxing or hosting.

Perfectly positioned, the property provides excellent access to the M60 and East Lancashire Road, as well as being within close proximity to outstanding local schools, cafés, restaurants at Worsley Green, and scenic walks along the Bridgewater Canal.



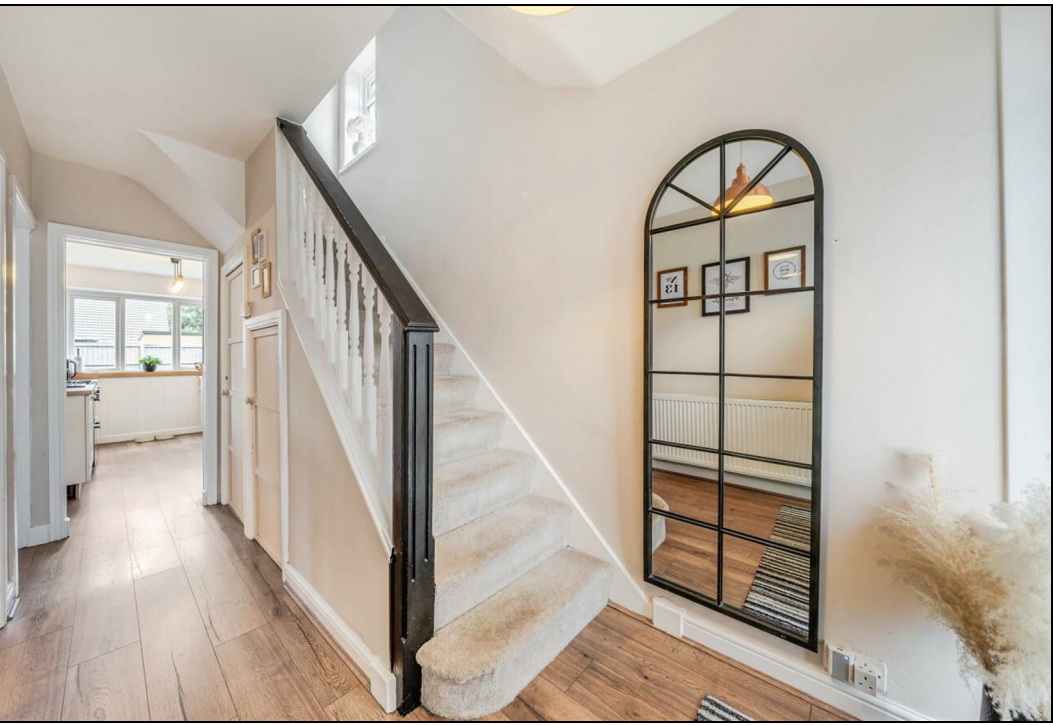


## KEY FEATURES

- OPEN PLAN KITCHEN/DINING ROOM
- THREE BEDROOMS
- PRIVATE SOUTH FACING GARDEN
- MOVE IN READY
- OFF ROAD PARKING
- UTILITY ROOM
- GARAGE
- CUL-DE-SAC LOCATION
- FINISHED TO A HIGH STANDARD









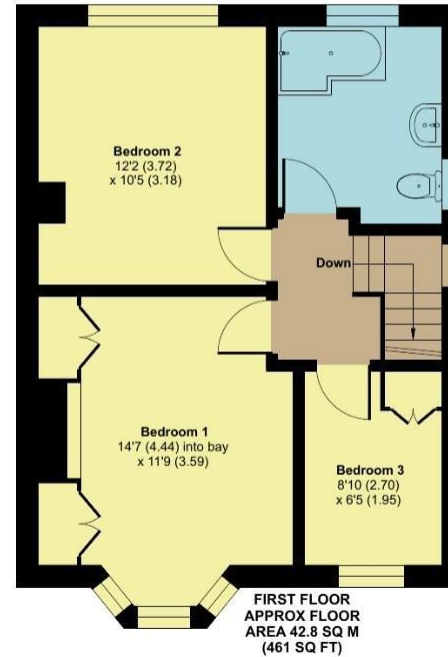
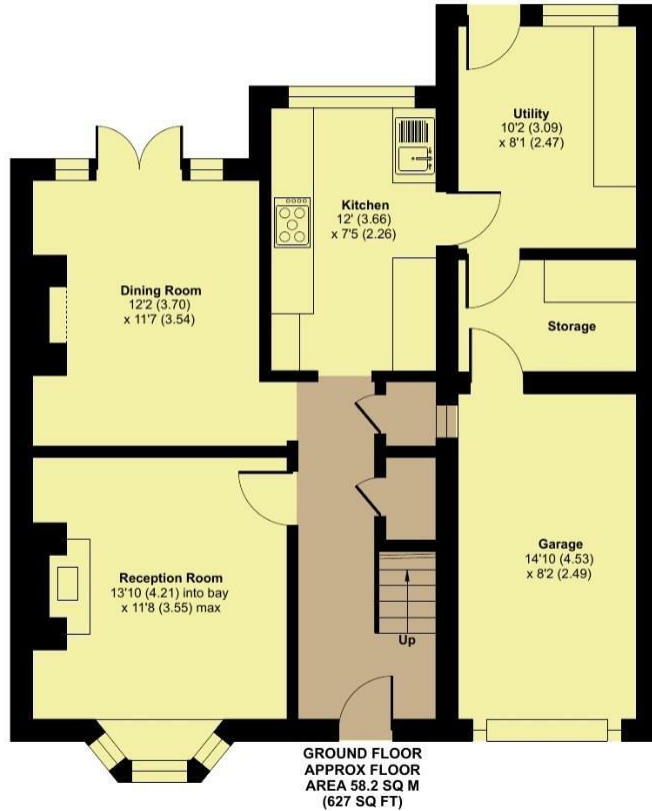


# Woodgarth Lane, Worsley, Manchester, M28

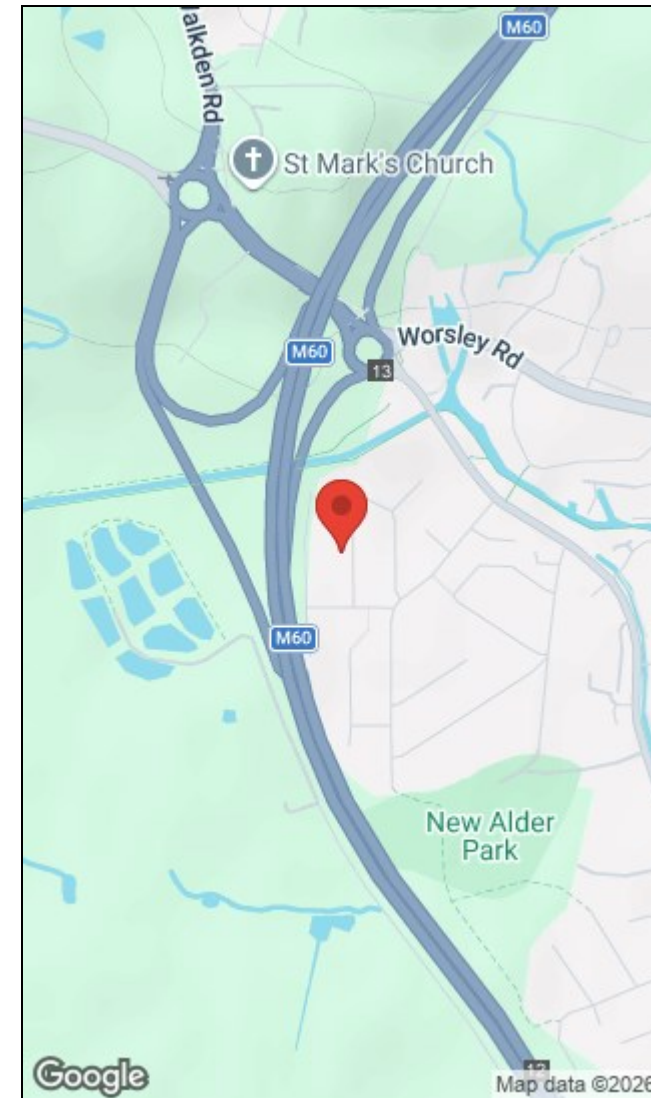


Approximate Area = 1088 sq ft / 101 sq m  
Garage = 121 sq ft / 11.2 sq m  
Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Hunters Property Group. REF: 1449368



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |

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